or office as is hereinbefore described): If the external wall of any building have not such footings, or be not of such heights and thicknesses, or be not built in such manner and of such materials as are herein directed for party-walls of buildings of the highest rate to which such wall shall adjoin, then such external wall must not be used as a party-wall for any such building; but there must be a distinct external wall, built as herein described for external walls, of the rate to which it shall belong. But if such external wall to any building already built be at the least thirteen inches in thickness in every part, and be of sound and proper materials, and in good condition, then such wall may be used as a party-wall; but if the house of which such wall forms a part be rebuilt within five years from the time at which the wall shall have been so first used as a party-wall, then such wall must become subject to the provisions of this Act in respect of party-walls, according to the class and rate to which the said wall did first belong.

SCHEDULE (D.)—PART III.—PARTY-WALLS.

Division of Buildings.—And with regard to walls used to divide single buildings into two or more: If it be intended to divide any building into two or more distinct parts, then every wall for that purpose must be built as a party-wall, in the manner and of the materials, and of the several heights and thicknesses for party-walls of the highest rate of building to which if such party-wall shall belong or adjoin, as prescribed in reference to the thicknesses of party-walls in Schedule (C). And if any building already built, or which shall be hereafter built, be converted, used, or occupied as two or more separate buildings, each having a separate entrance and staircase, then every such building shall be deemed to be two or more separate houses, and such separate houses must be divided from each other by a party-wall or party-arch or arches, built in the manner and of the materials required for party-walls or for party-arches for the class and rate to which the largest of the buildings so divided shall belong.

Site of Walls.—With regard to party-walls, in reference to the site thereof,—If the buildings be of equal rate then such party-wall must be built on the line of junction of such buildings, one-half on the ground of the owner of one of such buildings, and one-half on the ground of the owner of the other of such buildings. If such buildings be of different rates, then such wall must be built on the line of junction thereof, as follows; that is to say, one-half of the thickness of the wall required for the building of the lower rate on the ground of each of the adjoining owners; and the whole of the additional thickness of the wall required for the building of the higher rate on the ground of the owner of such building of the higher rate. And if such building of the lower rate be thereafter enlarged or altered so as to become a building of a higher rate, then the owner of such first-mentioned building of the higher rate for the time being shall be entitled to receive from the owner of such building of the lower rate such sum of money as shall be a sufficient compensation for the ground occupied by that portion of the party-wall, which according to the rate of the building enlarged ought to have been built by his owner on his own ground, as well as the value of so much of the wall itself as may be more than the owner of such building of the lower rate had already paid for.

Construction and Materials.—And with regard to party-walls, in reference to the component materials thereof,—Every part of such party-wall must be built of sound bricks, or of stone, or of such bricks and stone together, laid in and with mortar or cement in such manner as to produce solid work. And as to the wood-work which it may be desired to connect with the party-walls of any building, the bearing ends of wooden beams, breast-summers, girders, trimming joists, and the ends of partition heads and sills, and the bearing ends of the main timbers of a roof, and wood-bricks may be laid into the substance of a party-wall; but no such beam, breast-summer, girder, joist, partition head, or sill, nor any part of a roof being wood, nor any wood-bricks, must be laid or placed within four inches of the centre of any party-wall; and no other wood-work of any kind must be laid into, placed upon, or be run or driven into any part of the substance of any party-wall. But if the ends of timbers be carried on iron shoes or stone corbels, then such iron shoes or stone corbels must be built into the wall at the least one-half of the thickness of such wall. And the top of every such party-wall must be finished with one course of sound stock-bricks, set on edge with good cement, or by a coping of any other properly secured and sufficient waterproof and fireproof covering.

Height of Party-walls above Roof.—And with regard to party-walls, in reference to the height thereof: If a party-wall adjoin to any roof, then such party-wall must be carried up and remain one foot six inches at the least above the part where the party-wall and roof adjoin, measured at a right angle with the back of the rafters of such roof. And if any party-wall in any building of the first class adjoin a gutter, then such party-wall must be carried up, and remain two feet at the least above the highest part of any such gutter. And if any party-wall in any building of the second class adjoin a gutter, then such party-wall must be carried up, and remain three feet at the least above the highest part of any such gutter. If there be fixed within five feet of a party-wall, upon the flat or roof of the building, any turret, dormer, lantern-light, or other erection of combustible materials, then every such party-wall must be carried up next to every such turret, dormer, lantern-light, or other erection, and must extend one foot six inches higher, and one foot six inches wider than any such erection on each side thereof.

Openings in Party-walls.—And for the purpose of regulating the making of openings through any party-wall between one dwelling-house and another, whereby two or more dwelling-houses shall be united,—With regard to any dwelling-houses of any rate, such dwelling-houses may be united by means of openings in the party-walls. But with regard to any dwelling-houses which when so united will contain more than fourteen squares, if such dwelling-houses shall be and continue to be in the same occupation, then upon its being declared by the official referees that in their opinion the stability and security from fire of any or either of such dwelling-houses will not be endangered by making such openings, they may be made accordingly.

Recesses and Chases.—And further, with regard to any party-wall, as to recesses, and as to chases in such wall: In every story, recesses may be formed, but only with the consent and authority of the official referees first had and obtained, and so that such recesses be arched over, and so that the back of any such recess be not nearer than seven inches to the centre of the party-wall in the first or lowest story, nor nearer than four inches to the centre of the party-wall in any other story, and so that the stability and sufficiency of such party-wall be not injuriously affected thereby. If any chases be required for the insertion of ends of walls, of piers, of chimney-jambs, of withes of flues, of metal pipes, or of iron story-posts, then every chase for any such purpose must not be left or be cut nearer than four inches at the least to the centre of a party-wall, nor within a distance of nine inches at the least from any front or back wall, and no two such chases must be made within a distance of seven feet six inches at the least from each other on the same side of a wall, and no such chase must be formed wider than nine inches.

SCHEDULE (D.)—PART IV.—PARTY-WALLS AND PARTY-ARCHES BETWEEN INTERMIXED PROPERTY.

And with regard to any building already built, having rooms or floors, the property of different owners, which be intermixed, without being separated by any party-wall or party-arch or stone floor: If any such building be altogether rebuilt, or to the extent of one-fourth of the cubical contents thereof, then such intermixed properties must be separated from each other as follows:—If they adjoin vertically, then so far as they adjoin vertically, they must be separated by a party-wall. If they adjoin horizontally, then so far as they adjoin horizontally, they must be separated either by a floor formed of brick, tile, stone, or other proper and sufficient incombustible materials, subject to the consent of the official referees, or by a floor formed of iron girders and brick arches or stone landings, or tiles, or by a party-arch or party-arches of brick or stone, of the thickness of nine inches at the least, if the span do not exceed nine feet, and thirteen inches at the least if the span exceed nine feet; and such floor or party-arch or party-arches must be built with sufficient abutments and in a sufficient manner.

SCHEDULE (D.)—PART V.—BUILDINGS OVER PUBLIC WAYS.

And with regard to buildings extending over any public way, as to the part thereof which extends over such way, so far as relates to the separation of such part from such public way: If such part be rebuilt,—then it must be separated from such public way, either by a floor or arch formed of brick or stone, or of other incombustible materials, subject to the consent of the official referees, or by a floor formed of iron girders and brick arches or stone landings, or by an arch formed of brick or of stone; which arch, if the span thereof do not exceed nine feet, must be of the thickness of nine inches at the least, and which, if the span exceed nine feet, must be of the thickness of thirteen inches at the least. And such floor or arch, with its abutments, must be built in such manner as shall be approved of by the surveyor; but there must not be formed over any public way a ceiling of lath and plaster, or of lath and cement.

SCHEDULE (E.)—(*See* § 5.)—Rules concerning External Projections.

Porticoes projected over Public Ways.—And with regard to the portico or porticoes of any church, chapel, theatre, or other public building of the third class: If the building of the same shall have been previously sanctioned by the official referees, by writing under their hands, and if objection be not made by any party interested within one month thereafter, and if upon such objection or appeal, her Majesty's principal Secretary of State acting for the Home department do not decide in favour thereof, then such projections may be built over the foot pavement of any street or alley which shall be fifty feet wide at the least (notwithstanding any Act heretofore passed to the contrary).

Projections from Face Walls, &c.—And further, with regard to buildings hereafter to be built or rebuilt, in reference to projections therefrom,—As to copings, parapets, cornices to overhanging roofs, blocking courses, cornices, piers, columns, pilasters, entablatures, facias, door and window dressings, or other architectural decorations, forming part of an external wall, all such may project beyond the general line of fronts in any street or alley, but they must be built of the same materials as are by this Act directed to be used for building the external walls to which such projections belong, or of such other proper and sufficient materials as the official referees may approve and permit. And as to all balconies, verandahs, porches, porticoes, shop fronts, open inclosures of open areas, and steps, and water pipes, and to all other projections from external walls not forming part thereof, every such projection (except such part of shop fronts, and the frames and sashes of the windows and doors, in reference to the necessary wood-work thereof, may stand beyond the general line of fronts in any street or alley, but they must be built of brick, tile, stone, artificial stone, slate, cement, or metal, or other proper and sufficient fire-proof materials; and they must be so built as not to overhang the ground belonging to any other owner, and so as to obstruct the light and air or be otherwise injurious to the owners or occupiers of the buildings adjoining thereto on any side thereof.

Projections from Walls of Buildings over public Ways.—And with regard to all buildings hereafter to be built or rebuilt, in reference to projections from the walls of such buildings, including steps, cellar doors, and area inclosures, the walls of all such buildings must be set back so that all projections therefrom, and also all steps, cellar doors, and area inclosures, shall only overhang or occupy the ground of the owner of such building, without overhanging or encroaching upon any public way.

Projected Buildings beyond the general Line of Buildings and from other external Walls.—And with regard to buildings already built or hereafter to be rebuilt, as to bow windows or other projections of any kind.—Such projections must neither be built with nor be added to any building on any face of an external wall thereof, so as to extend beyond the general line of the fronts of the houses (which general line may be determined by the surveyor), except so far as is herein-before provided with regard to porticoes projected over public ways, and with regard to projections from face walls and shop fronts, nor so as to overhang the ground belonging to any other owner, nor so as to obstruct the light and air of be otherwise injurious to the owners or occupiers of the buildings adjoining thereto on any side thereof.

Projections from insulated Buildings.—Provided always, with regard to any insulated buildings, that if the projections be at the least eight feet from any public way, and if they be at least twenty feet from any other building not in the same occupation, then such projections are excepted from the rules and directions of this Act.

Wooden shop fronts and Shutters.—And with regard to shop fronts and their entablatures, their shutters, and pilasters and stall boards made of wood,—If the street or alley in which such front is situate be of less width than thirty feet, then no part of such shop front must be higher in any part thereof than fifteen feet: nor must any part, except the cornice, project from the face of a wall, whether there be an area or not, more than five inches; nor must the cornice project therefrom more than thirteen inches. If the street or alley be of a greater width than thirty feet, then no part of such shop front, except the cornice, must project from the face of a wall, whether there be an area or not, more than ten inches; nor must the cornice project therefrom more than eighteen inches. And the width of such street or alley must be ascertained by measuring the same, as hereinafter directed with regard to the widths of streets and alleys. And the wood-work of any shop-front must not be fixed nearer than four and a half inches to the centre line of a party-wall. And with regard to such wood-work, if it be put up at such distance of four and a half inches, then a pier or corbel built of stone or of brick or other incombustible material, and of the width of four and a half inches at the least, must be fixed in the line of the party-wall, so as to be as high as such wood-work, and so as to project one inch at the least in front of the face thereof. And the height of every shop-front must be ascertained by measuring from the level of the public foot pavement in front of the building. And every sign or notice-board fixed against or upon any part of any house or other building standing close to any public way must be so fixed that the top shall be within eighteen feet at the most above the level of such public way.

SCHEDULE (F.)—(*See* § 5.)—Rules concerning chimneys hereafter built or rebuilt.

Construction.—With regard to chimneys and chimney stacks, except angle chimneys, in reference to the construction thereof: The foundations and footings of every such chimney and chimney-stack must be built similar to those of the wall in or adjoining to which it shall be. And every such chimney and chimney-stack must be built from the foundation to the top thereof without any corbelling over, whereby any upper part of the brick-work of such chimney or chimney-stack shall overhang any lower part of the brick-work on the front thereof. Nevertheless, with regard to buildings of the first rate and extra first rate, the jambs, breast, and flue of any single chimney may be built upon brick, stone, or iron corbels, above the ceiling of the third story of every such building. And with regard to buildings of the second and third rates, the jambs, breast, and flue in any single chimney may be built upon brick, stone, or iron corbels above the ceiling of the second story of every such building. But the projection both of such jambs and breasts must not in any case exceed nine inches before the face of the wall or stack to which the same shall adjoin. And with regard to angle chimneys, such chimneys may be built in the internal angle of any building, so that the width of the breast thereof do not exceed five feet; and so that it be properly supported on iron girders, with brick arches, or on strong stone landings, not less than four inches thick, and tailed at least nine inches into each of the two walls forming such angle.

Dimensions and Materials.—And with regard to chimneys, in reference to the dimensions of the jambs thereof.—The jambs of every chimney must not be less than eight and a half inches wide on each side of such opening. And with regard to chimneys and flues, in reference to the thickness of the brick-work thereof.—The breast of every chimney, and the front, back, withe, or partition of every flue, must be at the least four inches in thickness of sound bricks, properly bonded, and the joints of the work must be filled in with good mortar or cement, and all the inside thereof, and also the outside or face thereof next the interior of any building, must be rendered or pargetted. And with regard to flues, in reference to the dimensions thereof, no flue may be used for a smoke-flue which is of less internal diameter in any section than eight and a half inches.

Timber or Wood-work.—And with regard to chimneys, in reference to timber,—No timber must be placed over any opening for supporting the breast of any chimney, but there must be an arch of brick or stone over the opening of every such chimney, to support the breast thereof, and an iron bar or bars must be built into the jambs, at the least nine inches on each side, to tie in the abutments whenever the breast projects more than four and a half inches from the face of the wall, and the jamb on either side is of less width than two-thirds of the opening. And no timber or wood-work must be placed or laid in any wall under any chimney-opening within eighteen inches at the least of the surface of the hearth to the fireplace of such chimney-opening. And as to

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